


SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

  
20100617000192760 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/17/2010 12:26:36 PM FILED/CERT

CM #: 158339

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of July, 2005, Christopher R. Holler a/k/a Christopher Ryan Holler, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050727000378060, said mortgage having subsequently been transferred and assigned to Wachovia Mortgage Corporation, by instrument recorded in Instrument Number 20100520000158330, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wachovia Mortgage Corporation did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 12, 2010, May 19, 2010, and May 26, 2010; and




WHEREAS, on June 8, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wachovia Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wachovia Mortgage Corporation ; and

WHEREAS, Wachovia Mortgage Corporation, was the highest bidder and best bidder in the amount of Two Hundred Thirty-Two Thousand Eight Hundred Ninety-Six And 60/100 Dollars (\$232,896.60) on the indebtedness secured by said mortgage, the said Wachovia Mortgage Corporation, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wachovia Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 2 # 10 Bent Rail Lane

  
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Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of sold section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 feet R.O.W); thence S 40 degrees 29 minutes 31 seconds W along said right-a-way a distance of 69.88 feet to the Point of Beginning; thence S 65 degrees 32 minutes 50 seconds W and leaving said right-a-way a distance of 651.47 feet; thence S 22 degrees 14 minutes 19 seconds W a distance of 214.07 feet; thence S 49 degrees 31 minutes 14 seconds E a distance of 208.84 feet to said northwesterly right -of-way of CSX Railroad; thence N 40 degrees 29 minutes 31 seconds E along said right- of -way a distance of 793.42 feet to the Point of Beginning.

60 foot Ingress/Egress Easement;

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right- of -way of CSX Transportation Railroad (100 feet R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right-of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 to the Point of Beginning of the southwesterly boundary of a 60 foot easement for ingress and egress lying along 60 feet to the northeast of and parallel to said southwesterly boundary; thence continue along the last described course a distance of 291.27 feet to the southeasterly right-of-way of Bent Rail Lane (60 foot R.O.W.) and the end of said easement.

15 foot Ingress/Egress Easement:






Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 foot R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right -of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 feet to the Point of Beginning of the southeasterly boundary of a 15 foot easement for ingress and egress lying along 15 feet to the northwest of and parallel to said southeasterly boundary; thence N 40 degrees 26 minutes 55 seconds E along said southeasterly boundary a distance of 208.76 feet to the end of said easement.

30 foot Ingress/Egress Easement:

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 foot R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right-of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 feet to the Point of Beginning of the northwesterly boundary of a 30 foot easement for ingress and egress lying along 30 feet to the southeast of and parallel to said northwesterly boundary; thence N 40 degrees 26 minutes 55 seconds W along said northwesterly boundary a distance of 208.76 feet to the end of said easement.

  
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TO HAVE AND TO HOLD the above described property unto Wachovia Mortgage Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wachovia Mortgage Corporation, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this June 8, 2010.

Wachovia Mortgage Corporation  
By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Aaron Nelson, Member

**MY COMMISSION EXPIRES JUNE 10, 2012**



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Wachovia Mortgage Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this June 8, 2010.

  
Notary Public

My Commission Expires: \_\_\_\_\_


This instrument prepared by:

Ginny Rutledge

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727

  
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